



# DEVELOPMENT REVIEW COMMITTEE MEETING

**AGENDA: Monday, November 25, 2024**

**9:00 AM**

## **MEETING INFORMATION:**

**MEETING LOCATION:** All Development Review Committee meetings will be held in the 1<sup>st</sup> floor conference room at the Renaissance Center located at 435 N. Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@talgov.com](mailto:Zoning@talgov.com).

**AMERICANS WITH DISABILITIES ACT:** The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to [Zoning@talgov.com](mailto:Zoning@talgov.com).

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.talgov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

## **GENERAL MEETING GUIDELINES**

This meeting is held to review proposed development projects, including Type B Site Plans, Limited Partitions, Planned Unit Developments, Abandonment Applications, and Preliminary Plats. At this meeting, the Committee members make a decision to approve, conditionally approved, or deny the projects proposed.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Development Review Committee (DRC) meeting please visit <https://www.talgov.com/growth/growth-apps-landuse>

## **PUBLIC PARTICIPATION**

By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project, however no formal testimony is received during this meeting. The public comment is received after the presentation for each project, prior to the Committee's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to [Zoning@talgov.com](mailto:Zoning@talgov.com) or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit: <https://www.talgov.com/growth/growth-comm-meetings>.

**TSD240023 - 216 W 2nd Avenue**

AGENT: Jeremy Floyd, (850) 556-0564

PROJECT LOCATION: 216 W 2ND AVE (TAX ID# 2125450000371)

ZONING DISTRICT: CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.13 acres

PROJECT DESCRIPTION: This project proposes the subdivision of the existing parcel into two lots.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TSD240020 - 447 West 6th Avenue**

AGENT: Carmen Bourgeois Greene, Magnolia Engineering, LLC., (850) 385-0203

PROJECT LOCATION: 447 W 6TH AVE (TAX ID# 212524 B0010)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.35 acres

PROJECT DESCRIPTION: This project proposes the subdivision of the existing parcel into two residential lots.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TDR240009 - Smalls Sliders**

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: 2014 W PENSACOLA ST (TAX ID# 2134510000062)

ZONING DISTRICT: PUD (University Village Planned Unit Development) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.59 acres

PROJECT DESCRIPTION: This deviation request is to reduce the transparency requirement outlined in Sec. 10-284.2 from 60% along the first-floor facade to 3%.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TSD240024 - Lexus Dealership**

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.43 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into two parcels.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TSD240025 - Bethel Tharpe**

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: 835 W THARPE ST (TAX ID# 2126200280000)

ZONING DISTRICT: UP-1 (Urban Pedestrian 1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 5.88 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 58 lots for the construction of single-family attached, single-family detached, and commercial use.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TSD240026 - Harmony Oaks Subdivision**

AGENT: Michael Giglio, Urban Catalyst Consultants, Inc., (850) 999-4241

PROJECT LOCATION: 606 WHITTAKER RD (TAX ID# 4124206020000 & 4124206820000)

ZONING DISTRICT: PUD (Harmony Oaks Planned Unit Development)

ACRES: 16.01 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision into 22 lots with two units on each lot for a total of 44 residential units.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

**TDR240010 - COT Fire Station #15**

AGENT: Cheryl Poole, Poole Engineering & Surveying, (850) 386-5117

PROJECT LOCATION: 1445 BANNERMAN RD (TAX ID# 140835 S0170 & 140835 0003)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 3.05 acres

PROJECT DESCRIPTION: The deviation request is to reduce the required rear setback from 50 feet to 40 feet for a proposed expansion.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)